BILL NO. Z-88-12-29 (AS AMENDED)

ZONING MAP ORDINANCE NO. Z-02-89

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. D-7.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-2-C (Metropolitan Shopping Center) District under the terms of Chapter 33 of the Code of the City of Fort Wayne, Indiana of 1974:

Part of Lots Numbered 2, 3 and 4 in Rousseau's Third Garden Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, and part of the Northwest Quarter of Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 18, Township 30 North, Range 12 East, Allen County, Indiana, said point also being the Northwest corner of Lot Numbered 54 in Highland Garden Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana; thence North along the West line of the NW 1/4 of Sec. 18-30-12, a distance of 340.0 feet to the true point of beginning; thence North along the West line of the NW 1/4 of Sec. 18-30-12 a distance of 529.79 feet to a point in the centerline of West Jefferson Boulevard (formerly U.S. Highway #24); thence Northeasterly with a deflection angle to the right of 52 degrees 48 minutes 20 seconds along the centerline of West Jefferson Boulevard, a distance of 926.85 feet (918.0 feet, deed); thence South with a deflection angle to the right of 126 degrees 29 minutes, a distance of 88.18 feet to a point on the Southeasterly right-of-way of West Jefferson Boulevard; thence Northeasterly with a deflection angle to the left of 126 degrees 29 minutes along the Southeasterly right-of-way line of West Jefferson Boulevard, a distance of 221.85 feet; thence Southeasterly with a deflection angle to the right of 86 degrees 33 minutes 40 seconds , a distance of 700.6 feet (South 40 degrees 34 minutes East, 676.0 feet, deed) to a point in the centerline of the Flaugh Ditch; thence Southwesterly with a deflection angle to the right of 101 degrees 48 minutes along the centerline of Flaugh Ditch, a distance of 444.4 feet; thence Southwesterly with a deflection angle to the right of 18 degrees 02 minutes 30 seconds along the centerline of Flaugh Ditch, a distance of 256.45 feet to a point on the West line of Lot Numbered 4 in Rousseau's Third Garden Addition; thence Southwesterly with a deflection angle to the left of 14 degrees 21 minutes 10 seconds along the centerline of Flaugh Ditch, a distance of 805.8 feet to the point of beginning, containing 17.74 acres, subject to road rights of way and easements.

and the symbols of the City of Fort Wayne Zoning Map No. D-7, as established by Section 11 of Chapter 33 of the Code of the City of Fort Wayne, Indiana are hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

_____
Councilmember

APPROVED AS TO FORM AND LEGALITY:

_____
J. TIMOTHY MCCAULAY, CITY ATTORNEY

#350

BILL NO. Z-88- 12-29

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. D-7.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a B-2-C (Metropolitan Shopping Center) District under the terms of Chapter 33 of the Code of the City of Fort Wayne, Indiana of 1974:

Tract One:

All that part of Lots Numbered 2, 3, and 4 in Rousseau's Third Garden Addition, to the City of Fort Wayne, Indiana, described as follows, to wit:

Beginning at a point on the West line of Lot Number 4 Rousseau's Third Garden Addition to the City of Fort Wayne, Indiana, said point being situated 261.3 feet South of the Northwest corner of the said Lot Number 4 Rousseau's Third Garden Addition, said point being also the point of intersection of the Southeasterly right-of-way line of United States Highway Number 24 and the West line of said Lot Number 4 Rousseau's Third Garden Addition; thence in a Northeasterly direction along the said Southeasterly right-of-way line of United States Highway Number 24, a distance of 219.0 feet; thence South 40 degrees 34 minutes East a distance of 676.00 feet to the centerline of the Flaugh Ditch; thence in a Southwesterly direction along the centerline of the said Flaugh Ditch, a distance of 697.0 feet to the West line of the said Lot Number 4 Rousseau's Garden Addition; thence North along the said West line of the said Lot Number 4 Rousseau's Third Garden Addition, a distance of 659.0 feet to the place of beginning.

Tract Two:

All that part of the West 26.85 acres of the South 66.85 acres of the Northwest fractional quarter, West and North of the Huntington State Road; in Section 18, Township 30 North, Range 12 East, except therefrom beginning at a point 792.3 feet North of the East quarter corner (stone) of Section 13, Township 30 North, Range 11 East, which point is further described as centerline station 1035 plus 32 on the proposed U.S. Highway 24 Federal Aid Project No. 98 Section G (1938); thence continuing along the Aboite Wayne Township line a distance of 731.5 feet; thence South 89 degrees 38 minutes East a distance of 733 feet; thence South 0 degrees 22 minutes West a distance of 180 feet to the centerline of proposed U.S. Highway 24 Federal Aid Project No. 98 Section G at Station 1044 plus 50; thence South 53 degrees 16 minutes West a distance of 918 feet along the centerline of said U.S. Highway 24 to the point of beginning.

1350

Also excepting therefrom that part of the above described real estate located within the right-of-way of West Jefferson Boulevard (U. S. Highway 24).

Also excepting therefrom that part of the above described real estate platted as Lot Numbered 54 in Highland Garden Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.

Tract Four:

Part of Lot Number 54 in Highland Garden Addition in the Southwest Quarter of Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

Beginning at a point of the North line of Lot Number 54 in Highland Garden Addition, said point being 385.5 feet East of the Northwest corner of said Lot #54; thence East along the North line of said Lot #54, a distance of 33.33 feet; thence Southeasterly, a distance of 250.24 feet to a point in the centerline of a highway adjacent to said Lot and formerly known as U.S. Highway #24, said point being 525.4 feet Northeast of the intersection of the centerline of said Highway and the West line of said Lot measured along the centerline of said Highway; thence Southwesterly along the centerline of said Highway, a distance of 119.0 feet; thence Northerly, a distance of 274.6 feet to the point of beginning, containing 0.447 acres.

and the symbols of the City of Fort Wayne Zoning Map No. D-7, as established by Section 11 of Chapter 33 of the Code of the City of Fort Wayne, Indiana are hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

Janet G. Bradbury
Councilmember

APPROVED AS TO FORM AND LEGALITY:

J. Timothy McCaulay
J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19___, at _____o'clock____,M.,E.S.T.

DATE: 12-27-88

_____
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury, seconded by Talarico, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT
TOTAL VOTES	8	___	_____	1	_____
BRADBURY	✓	___	_____	_____	_____
BURNS	✓	___	_____	_____	_____
~~GiaQUINTA~~	___	___	_____	✓	_____
HENRY	✓	___	_____	_____	_____
LONG	✓	___	_____	_____	_____
REDD	✓	___	_____	_____	_____
SCHMIDT	✓	___	_____	_____	_____
STIER	✓	___	_____	_____	_____
TALARICO	✓	___	_____	_____	_____

DATE: 1-24-89

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) ~~(APPROPRIATION)~~ ~~(GENERAL)~~ (~~SPECIAL~~) (ZONING MAP) ORDINANCE ~~RESOLUTION~~ NO. 2-02-89

on the 24th day of January, 1989,

ATTEST:
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Redd
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,

on the 25th day of January, 1989,

at the hour of 1:00 o'clock P.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

...ri d by State Board of Accounts

A.E. BOYCE CO., MUNCIE, IND. GENERAL FORM NO. 352

RECEIPT

R# 56043

№ 2841

COMMUNITY DEVELOPMENT & PLANNING

FT. WAYNE, IND., 11/18 1988

RECEIVED FROM Rothberg Oval $ 50.00

THE SUM OF Fifty 00/100 DOLLARS

ON ACCOUNT OF W. Jefferson

rezoning

[illegible]

AUTHORIZED SIGNATURE

Prescribed by State Board of Accounts

A.E. BOYCE CO., MUNCIE, IND. GENERAL FORM NO. 352

CK# 54[illegible]

RECEIPT

№ 2776

COMMUNITY DEVELOPMENT & PLANNING

FT. WAYNE, IND., 5-20 19 88

RECEIVED FROM [illegible] $ 50.00

THE SUM OF Fifty & 00/100 DOLLARS

ON ACCOUNT OF

Rezoning 6500-[illegible]

[illegible]

AUTHORIZED SIGNATURE

A.E. BO[illegible]

PETITION FOR ZONING ORDINANCE AMENDMENT

RECEIPT NO. _____

DATE FILED _____

INTENDED USE _____

THIS IS TO BE FILED IN DUPLICATE

I/We LEONARD COX and DOROTHY COX, and FREDERICK FREIBURGER and THERLENE FREIBURGER
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an RS-1 District to a/an B-2c District the property described as follows:

See Exhibit "A" attached hereto and made a part hereof.

(Legal Descrption) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY IS TO BE INCLUDED:

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

(NAME)	(ADDRESS)	(SIGNATURE)
Leonard Cox	6527 West Jefferson Blvd. Fort Wayne, IN 46804	Leonard Cox
Dorothy Cox	6527 West Jefferson Blvd. Fort Wayne, IN 46804	Dorothy Cox
Frederick Freiburger	6323 West Jefferson Blvd. Fort Wayne, IN 46804	Frederick Freiburger
Therlene Freiburger	6323 West Jefferson Blvd. Fort Wayne, IN 46804	Therlene Freiburger

(If additional space is needed, use reverse side.)

Legal Description checked by _____
(OFFICE USE ONLY)

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or requst that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinanc being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matte for hearing before the City Plan Commission. (FILING FEE $50.00)

Name and address of the preparer, attorney or agent.

Thomas M. Gallmeyer (Name)	P.O. Box 11647 Fort Wayne, IN 46859 (Address & Zip Code)	(219) 422-9454 (Telephone Number)

EXHIBIT "A"

Tract One:

All that part of Lots Numbered 2, 3 and 4 in Rousseau's Third Garden Addition, to the City of Fort Wayne, Indiana, described as follows, to-wit:

Beginning at a point on the West line of Lot Number 4 Rousseau's Third Garden Addition, to the City of Fort Wayne, Indiana, said point being situated 261.3 feet South of the Northwest corner of the said Lot Number 4 Rousseau's Third Garden Addition, said point being also the point of intersection of the Southeasterly right-of-way line of United States Highway Numbered 24 and the West line of said Lot Number 4 Rousseau's Third Garden Addition; thence in a Northeasterly direction along the said Southeasterly right-of-way line of United States Highway Number 24, a distance of 219.0 feet; thence South 40 degrees 34 minutes East a distance of 676.0 feet to the centerline of the Flaugh Ditch; thence in a Southwesterly direction along the centerline of the said Flaugh Ditch, a distance of 697.0 feet to the West line of the said Lot Number 4 Rousseau's Third Garden Addition; thence North along the said West line of the said Lot Number 4 Rousseau's Third Garden Addition, a distance of 659.0 feet to the place of beginning.

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All that part of the West 26.85 acres of the South 66.85 acres of the Northwest fractional ¼, West and North of the Huntington State Road, in Section 18, Township 30 North, Range 12 East, except therefrom beginning at a point 792.3 feet North of the East ¼ corner (stone) of Section 13, Township 30 North, Range 11 East, which point is further described as centerline station 1035 plus 32 on the proposed U.S. Highway 24 Federal Aid Project No. 98 Section G (1938); thence continuing along the Aboite Wayne Township line a distance of 731.5 feet; thence South 89 degrees 38 minutes East a distance of 733 feet; thence South 0 degrees 22 minutes West a distance of 180 feet to the centerline of proposed U.S. Highway 24 Federal Aid Project No. 98 Section G at Station 1044 plus 50; thence South 53 degrees 16 minutes West a distance of 918 feet along the centerline of said U.S. Highway 24 to the point of beginning.

Also excepting therefrom that part of the above described real estate located within the right-of-way of West Jefferson Boulevard (U.S Highway 24).

Also excepting therefrom that part of the above described real estate platted as Lot Numbered 54 in Highland Garden Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.

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RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on December 27, 1988 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-88-12-29; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on December 19, 1988.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact":

(1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;

(3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

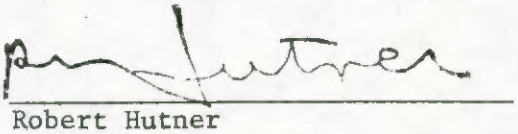
(4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,

(5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resoluton adopted at the meeting of the Fort Wayne City Plan Commission held January 9, 1989.

Certified and signed this
11th day of January 1989.



Robert Hutner
Secretary

CERTIFICATE OF SURVEY

OFFICE OF: DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby ceritfies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit:

ANNEXATION TRACT

Part of Lots Numbered 2, 3 and 4 in Rousseau's Third Garden Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana, and part of the Northwest Quarter of Section 18, Township 30 North, Range 12 East, in Allen County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Section 18, Township 30 North, Range 12 East, Allen County, Indiana, said point also being the Northwest corner of Lot Numbered 54 in Highland Garden Addition, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana; thence North along the West line of the NW¼ of Sec. 18-30-12, a distance of 340.0 feet to the true point of beginning; thence North along the West line of the NW¼ of Sec. 18-30-12 a distance of 529.79 feet to a point in the centerline of West Jefferson Boulevard (formerly U.S. Highway #24); thence Northeasterly with a deflection angle to the right of 52 degrees 48 minutes 20 seconds along the centerline of West Jefferson Boulevard, a distance of 926.85 feet (918.0 feet, deed); thence South with a deflection angle to the right of 126 degrees 29 minutes, a distance of 88.18 feet to a point on the Southeasterly right-of-way of West Jefferson Boulevard; thence Northeasterly with a deflection angle to the left of 126 degrees 29 minutes along the Southeasterly right-of-way line of West Jefferson Boulevard, a distance of 221.85 feet; thence Southeasterly with a deflection angle to the right of 86 degrees 33 minutes 40 seconds, a distance of 700.6 feet (South 40 degrees 34 minutes East, 676.0 feet, deed) to a point in the centerline of the Flaugh Ditch; thence Southwesterly with a deflection angle to the right of 101 degrees 48 minutes along the centerline of Flaugh Ditch, a distance of 444.4 feet; thence Southwesterly with a deflection angle to the right of 18 degrees 02 minutes 30 seconds along the centerline of Flaugh Ditch, a distance of 256.45 feet to a point on the West line of Lot Numbered 4 in Rousseau's Third Garden Addition; thence Southwesterly with a deflection angle to the left of 14 degrees 21 minutes 10 seconds along the centerline of Flaugh Ditch, a distance of 805.8 feet to the point of beginning, containing 17.74 acres, subject to road rights-of-way and easements.

FACT SHEET

Z-88-12-29
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE
Zoning Ordinance Amendment
R-1 to B-2-C

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address
6323-6327 W Jefferson Bl

Reason for Project
Proposed Shopping Center

Discussion (Including relationship to other Council actions)

19 December 1988 - Public Hearing

See Attached Minutes of Meeting

9 January 1989 - Business Meeting

Motion was made to return the ordinance to the Common Council with a DO PASS recommendation. Motion carried.

Of the eight (8) members present six (6) voted in favor of the motion, one (1) voted against and one (1) did not vote.

CONDITION: A revised legal description is to be submitted deleting the land area south of the Flaugh Ditch from the parcel to be rezoned.

The attorney for the petitioners has submitted the revised legal and the ordinance has been amended to reflect the new legal description.

POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	**City Wide** **Other Areas**
Applicants/ Proponents	**Applicant(s)** Leonard & Dorothy Cox Fred & Therlen Freiburger **City Department** **Other**
Opponents	**Groups or Individuals** Jim Morrison/6440 S Bend Dr Dick Fowerbaugh/6773 S Bend D **Basis of Opposition** -drainage problems created by development and effect they will have on Flaugh Ditch
Staff Recommendation	[X] For [ ] Against **Reason Against**
Board or Commission Recommendation	**By** [X] For [ ] Against [ ] No Action Taken [ ] For with revisions to conditions (See Details column for conditions)
CITY COUNCIL ACTIONS (For Council use only)	[ ] Pass [ ] Other [ ] Pass (as amended) [ ] Hold [ ] Council Sub. [ ] Do not pass

a. Change of Zone #350
From RS-1 to B-2-C
The South Side of West Jefferson Blvd., 6300 - 6500 Block

Primary Development Plan - "Village At Times Corners"

Thomas Gallmeyer, attorney representing the petitioners and the developer, Skinner-Broadbent, appeared before the Commission. Mr. Gallmeyer stated that the request was two-fold, the rezoning of approximately 17.74 acres north of the Flaugh Ditch and approval of a primary development plan - a shopping center to be known as the "Village At Times Corner". Mr. Gallmeyer stated for purposes of clarification that the developer is going to purchase the entire tract, however only part of the real estate has been annexed into the City and only part is going to be used for the shopping center. He stated that the area north of the Flaugh Ditch is all that has been annexed and only that area is going to be used for development. He stated that in the last 3 or 4 months they have met with the various neighborhood associations and have reached an agreement with them. He stated that the primary agreement is that they do not do any development south of the Flaugh Ditch. He stated that they have agreed to enter into a restrictive covenant and make it a part of the final development plan approval. He stated the covenant denies the Skinner Broadbent Company or any other company to use the area south of the Flaugh Ditch for any shopping center use or any commercial use that would be attendant to the shopping center such as parking lots, walkways, bridges. He stated that the covenant allows them to build in a buffer between the shopping center and the residential properties to the south. He stated that the highest and best use of this property is commercial development. He stated that the Comprehensive Plan does not show commercial development on this side Jefferson but stated that the Plan is outdated due to the rapid commercial growth in this area. He stated the center will consist of approximately 158,000 sq ft of retail space. There will be two anchors and the balance would be primarily local stores. He stated they will adhere to the frontage road and parking in the frontage road recommendations that have been given to them by the Plan Commission staff. He stated that the landscaping and site buffering will be provided and will adhere to the staff's recommendations and requirements. He stated that they are proposing two driveways - a west entrance which cuts across the median and an east driveway which would be a right in and right out with no cross over the median. He stated that they are willing to agree to participate in the cost of a traffic signal at the west driveway if it is required. He stated that they have obtained the Department of Natural Resources approval for the construction of a concrete headwall. They have met with Lou Machlan the representative of the Allen County Surveyor and he gave them the authority to tell the Commission that the plans as drawn and shown are acceptable to him and he will make that recommendation to the Allen County

replacement. He stated in the final meeting they had with him last Friday morning he had reduced that to 1 to 1 to a 1.25. He stated that in essence they are going to on the south side of the Flaugh Ditch there is an area like a plateau, then it falls off. He stated they have been asked to take the present plateau and extend it and ditch an area out so that the Floodway Fringe that they are using will be replaced on the south side of the Flaugh Ditch. He stated that it has been made clear that the dirt cannot be trucked across the Flaugh Ditch it will have to be brought out and put it to the north of the ditch.

Mark Harris with American Consulting Engineers from Indianapolis, stated that there are two theories to water retention. One of them is that you can retain the water and slowly release it into the creek as the flood waters are coming along. The second is that is if you are at the bottom end of a creek you release the water quickly in order to eliminate holding the water back so that when the headwaters of the flood comes along that you are not dumping more water into the headwater of a flood. So actually you release the water before the majority of the flood comes along so that you are not adding to the high water line. You add when it is low in the beginning and since you are on the down end of it you can get the water away before the floodwater come so technically the flood elevation of the water is less than if you held the water back and slowly released it so that you hit at the same time that the big flood is coming along.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning and primary development plan.

#350

ORIGINAL

ORIGINAL

DIGEST SHEET

TITLE OF ORDINANCE Zoning Ordinance Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - CD&P

SYNOPSIS OF ORDINANCE The South side of West Jefferson Blvd., in the 6300 to 6500 Block.

2-SV-12-29

(As amended)

EFFECT OF PASSAGE Property is presently zoned RS-1 - Single Family Residential (County Zoning). Property will become B-2-C - Metropolitan Shopping Center District.

EFFECT OF NON-PASSAGE Property will remain RS-1 - Single Family Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings)

(ASSIGN TO COMMITTEE (J.N.)

BILL NO. Z-88-12-29 (as amended)

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN (ORDINANCE) ~~(RESOLUTION)~~ amending the City of Fort Wayne Zoning Map No. D-7

HAVE HAD SAID (ORDINANCE) ~~(RESOLUTION)~~ UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE) ~~(RESOLUTION)~~ Do Pass

YES		NO
Janet G. Bradbury	JANET G. BRADBURY CHAIRPERSON	
David C. Long	DAVID C. LONG VICE CHAIRMAN	
James S. Stier	JAMES S. STIER	
D. J. Schmidt	DONALD J. SCHMIDT	
Samuel J. Talarico	SAMUEL J. TALARICO	

CONCURRED IN 1-24-89

Sandra E. Kennedy

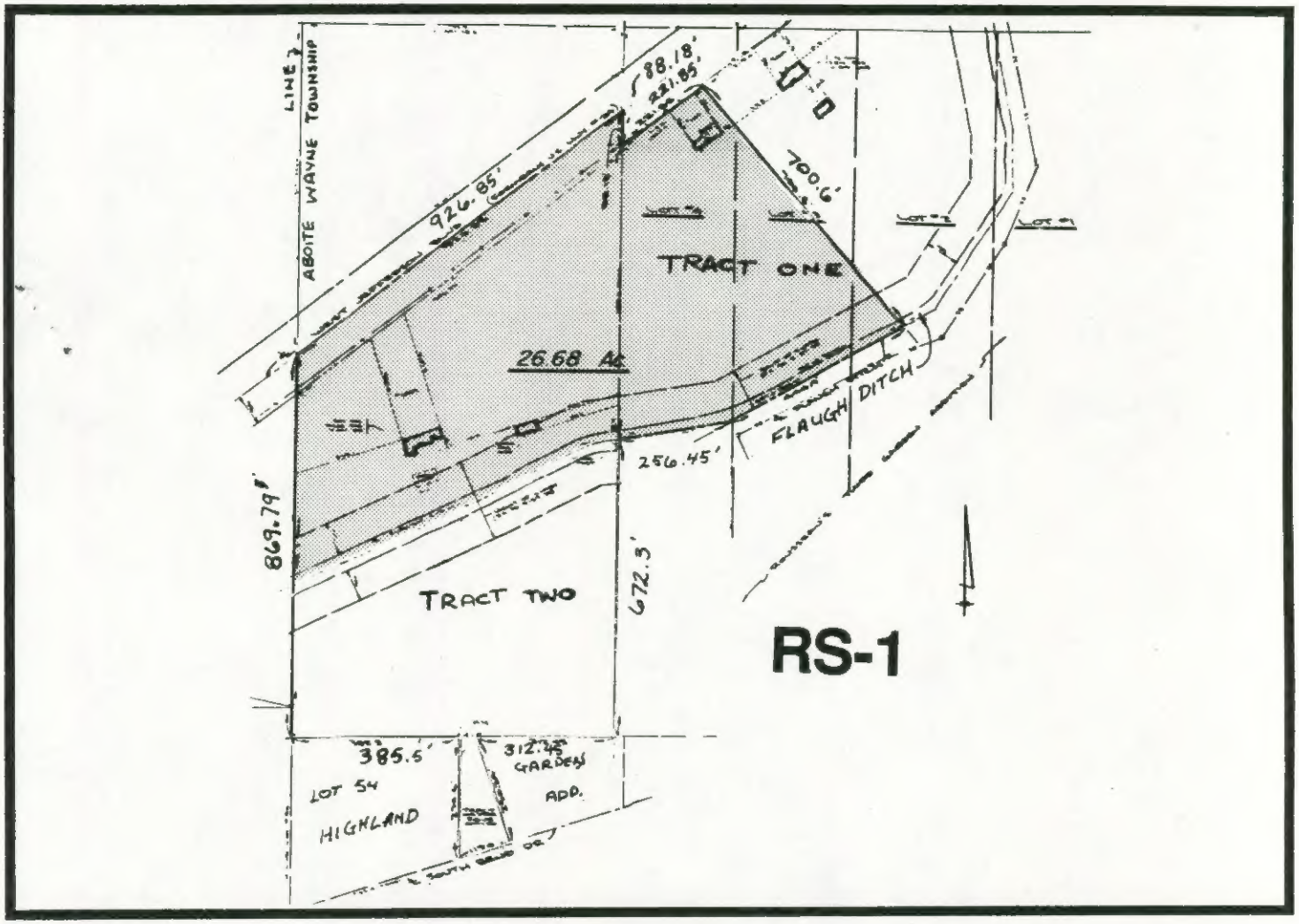
Sandra E. Kennedy
City Clerk

REZONING PETITION #350

A PETITION TO AMEND THE ZONING MAP BY RECLASSIFYING THE DESCRIBED PROPERTY FROM A **RS-1** DISTRICT TO A **B-2C** DISTRICT.

MAP NO. **D-7**

ALLEN COUNTY



ZONING:

RS-1 SINGLE FAMILY RESIDENCE

LAND USE:

☐ *SINGLE FAMILY*

AS AMENDED

N

SCALE: NTS

DATE: 12-2-88